



## STATE OF WISCONSIN

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### **Inspections of Elevators and Dumbwaiters Serving One- and Two-Family Dwellings**

**Date:** 1-30-2015, revision to document dated 2-7-2014.

**Subject of revision:**

Updated with latest codes and for clarity.

**Background:**

Regulation of elevators and dumbwaiters serving one – and two-family dwellings does not apply to those contracted to be installed prior to January 1, 2009.

New installations of elevators and dumbwaiters with the installation contract signed on or after January 1, 2009, have been required to be regulated by the State of Wisconsin conveyance safety program. Installers of such elevators and dumbwaiters are required to:

- 1). be Wisconsin-licensed elevator contractors.
- 2). utilized only Wisconsin-licensed elevator or lift personnel.
- 3). obtain approval to install to the adopted safety codes prior to beginning installation.
- 4). have the elevator or dumbwaiter pass the acceptance inspection prior to turning over to the owner for use.
- 5). provide the homeowner with a maintenance control program for the conveyance.

With the passage of Act 20 in July 2013, stat. 101.983 was revised to no longer annual inspections or permits to operate for elevators and dumbwaiters serving one- and two-family dwellings. This was replaced by a requirement to have an inspection at the time of sale of the property.

Effective January 24, 2014, stat. 101.983 was further revised to no longer require the inspection at the time of sale. Instead, such an inspection will take place *"If the owner and a prospective buyer of an individual residential dwelling unit that is served by a dumbwaiter or an elevator enter into a contract of sale for the unit that includes a provision requiring that the dumbwaiter or elevator be inspected, the inspection shall be performed by an elevator inspector licensed under s. 101.985(3)."*

**For elevators and dumbwaiters contracted to be installed prior to January 1, 2009**, no code was in effect in Wisconsin for those serving one- and two-family dwellings, therefore the inspection will be limited to the general condition of the equipment. The condition report will be expected to cover the following:

- Presence of corrosion, especially for outdoor inclined elevators. Corrosion can affect structural members and welds for the car, guide rails, suspension members and their connections, operation of safety devices and overspeed governors, hoist machines and electrical equipment.
- Condition of items subject to wear or damage including suspension members and their connections.

- Proper electrical working clearances at controllers and disconnects, wear to traveling cables and operation of electrical components where provided.

**For elevators and dumbwaiters contracted to be installed on or after January 1, 2009,** the inspection will be performed to the codes in effect at the time of the installation contract. The inspection report will indicate violations to such codes.

An inspection must be performed by an elevator inspector licensed in the state of Wisconsin. In the cities of Milwaukee and Madison, the city elevator inspector is to be contacted to perform these inspections. Outside Milwaukee and Madison, please contact a state of Wisconsin inspector or one of the following inspection agencies:

National Elevator Inspection Services (262) 560-6220

Performance Elevator Consulting (262) 242-3077

Wisconsin Elevator Inspection, Inc. (262) 567-4400